

OGC HAS REVIEWED.

DD/S 72-3719

27 SEP 1972

MEMORANDUM FOR: Executive Director-Comptroller

SUBJECT : Submission to the National Capital Planning Commission

1. This memorandum contains a recommendation for your approval; such recommendation is contained in paragraph 7.
2. We are now ready to go back to the National Capital Planning Commission for approval of the final plans for the motor pool garage which is to be built at the Headquarters Building. When the Commission approved our preliminary plans at its August 1971 meeting it also stated as a requirement that the Agency should submit with the final garage plans a preliminary master plan and draft environment description for the Langley site. Such a plan has been prepared even though we recognize, have told the Commission staff and will tell the Commission that there is no thought of implementing it in the foreseeable future.
3. NCPC timing requires that the master plan be submitted at least six weeks prior to the date of the hearing at which it is to be considered - in this case we are shooting for the 6 and 7 December sessions. This means that we must send that plan covered by the attached letter to NCPC not later than 11 October. The final motor pool garage papers will be sent separately to NCPC about 1 November. Assuming approval by the Commission, invitations to bid should be issued about 12 December with the opening of bids taking place one month later. The garage is expected to cost approximately \$1 million. Funds in this amount were transferred to GSA in November 1971.
4. The publicity potential of this action is recognized but it is hoped that the actual publicity will be very limited. As you see from the attached letter, we are asking again that the Commission deal with the

garage and the preliminary master plan in executive session. We have discussed Agency concerns with the Commission's Executive Director, Mr. Charles Conrad, and other staff members and have been assured of their understanding and assistance in this matter. Mr. Conrad is researching requirements for local government clearances with a view to helping us to minimize exposure. Further we intend to update Mr. Rufus Phillips, the Fairfax County Supervisor responsible for this area. Finally we will work up with Mr. Thuermer a publicity "annex" prior to the Commission hearing.

5. The National Capital Planning Commission was created by an act of Congress in 1924. While it does not have final directive authority it is a very influential body. The Commission consists of five members appointed by the President and seven ex-officio members. The current incumbents are:

Presidential Appointees:

Chairman - The Honorable Ben Reifel (Former Congressman from South Dakota)
1st Vice Chairman - The Honorable Paul Thiry
2nd Vice Chairman - The Honorable Charles C. Johnson, Jr.
Member - The Honorable Edmund W. Dreyfuss
Member - The Honorable Mrs. Scott Heuer, Jr.

Ex-officio Members:

The Honorable Thomas F. Eagleton, Senator from Missouri
The Honorable John L. McMillan, Representative from South Carolina
The Honorable Walter E. Washington
Lt. Gen. Frederick J. Clarke, U.S. Army Chief of Engineers
The Honorable George B. Hartzog, Jr., Director, National Park Service
Mr. Arthur F. Sampson, Acting Administrator, GSA
Mr. R. R. Bartelsmeyer, Acting Director, Federal Highway Administration

6. As you know, we believe that we should work with and through NCPC on these matters. We also believe that the existence of a master plan, even though we do not have any idea of acting, is some counterweight to additional land surplus action by GSA and/or the President's Property Review Board. We attach for your information the General Counsel's most recent paper on the Agency and NCPC.

7. It is requested that you approve our proceeding as outlined above including the submission of the attached letter to the Commission.

STATINTL



John W. Coffey
Deputy Director
for Support

Atts

The recommendation contained in paragraph 7 is approved.

STATINTL



W. E. Colby
Executive Director-Comptroller

29 Sept 72
Date

Distribution:

- 0 - Addressee w/atts (for return to D/L via DD/S)
- 1 - ER
- 1 - D/Logistics
- 1 - DD/S Chrono
- 1 - DD/S Subject

CENTRAL INTELLIGENCE AGENCY

WASHINGTON, D.C. 20505

The Honorable Ben Reifel, Chairman
National Capital Planning Commission
1325 G Street, N. W.
Washington, D. C. 20576

Dear Mr. Reifel:

At its meeting on 5 August 1971 the National Capital Planning Commission approved the preliminary site and building plans for the motor pool garage at the Central Intelligence Agency headquarters at Langley, Virginia. The Commission also requested that the CIA complete a preliminary master plan for the Langley site. Pursuant to this request the CIA submits a preliminary master plan and draft environmental description for Commission review. It should be noted, however, that other than the motor pool garage there is no program or schedule for any other construction.

This preliminary master plan reflects the consolidation of the Agency at Langley which is ultimately desired. If it is ever implemented it would conform to the limits on Federal employee planning levels for the area as established by the Commission - personnel figures and statistics other than as presented in the environmental description cannot, as you appreciate, be specified. The preliminary plan conforms to the Commission's Comprehensive Plan for the National Capital. Also, as indicated in the draft environmental description, if this plan were to be implemented its impact on the environment would be minor.

It is requested that this Agency be granted an executive hearing during the December session for both the preliminary master plan and the final plans for the motor pool garage based on the foregoing information and that discussed with the Commission staff. Since it is Agency policy to avoid publicity whenever possible it is also requested that the preliminary

master plan and the draft environmental description transmitted herewith be reviewed for conformity with the Comprehensive Plan without being made public. This request is believed to be particularly justified since there is no schedule or program for implementation other than for the motor pool garage.

STATINTL



John W. Coffey
Deputy Director
for Support

Enclosures

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OGC 72-1176

10 August 1972

MEMORANDUM FOR: Deputy Director for Support

SUBJECT: Relationships with the National Capital
Planning Commission (NCPC)

1. You have requested this office to consider whether it is necessary for the Agency to comply with the laws and regulations pertaining to NCPC in connection with the proposed construction of a garage in the Headquarters area.

2. An argument can be made that we are not bound by law so to comply, but I am of the opinion that such an argument should not be advanced on the basis of legal technicalities for the following reasons.

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4. Since we are not otherwise exempted from the laws setting forth the functions of the NCPC, and our situation in regard to construction at Headquarters does not differ from that of other departments and agencies, we would at least not have the support of the Comptroller General in asserting exemption on the basis of our funds authorities. I think the natural result might well be a feeling in Congress, particularly in our own subcommittees, that this was not a proper exercise of those authorities.

5. The other basis for arguing that we need not comply with the NCPC requirements lies in the language of the NCPC statute, which provides in part, "After such consultation and suitable consideration of the views of the Commission the agency may proceed to take action in accordance with its legal responsibilities and authority." Technically, we could take the position that we have had adequate consultation and can, therefore, proceed without further compliance with the regulations. Undoubtedly, this would antagonize the NCPC and all those who support its functions, whereas it is my understanding that the Commission and its staff have been cooperative and helpful. Furthermore, if we can get its support for a master plan, however speculative, this would be helpful if there are attempts by other potential users to have us surrender land in the Headquarters area which we may need for future development.

6. This is a situation where it seems clearly advantageous to work with the system and where a contrary course would bring additional publicity and criticism on the Agency. On the same reasoning, it would appear to be highly desirable to continue with the construction in cooperation with the General Services Administration on the normal procedure of advertising, bid, and award. No aspect of this construction proposal appears to justify negotiated or sole-source contracts. Also, if and when the almost inevitable environmental question is raised, GSA and NCPC will be in the forefront rather than this Agency.

STATINTL

of the Agency's... powers in connection with... agency...

cc: D/Logistics
D/Finance
Assoc Gen Coun-Mr. [REDACTED]

STATINTL

LAWRENCE R. HOUSTON
General Counsel

UNITED STATES OF AMERICA

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Public Buildings Service
Washington, DC 20405



OCT 20 1972

Mr. Charles H. Conrad
Executive Director
National Capital Planning Commission
1325 G Street, N. W.
Washington, DC 20576

Dear Mr. Conrad:

We wish to present to the Commission at the December meeting, the final site and building plans for a new garage at the Central Intelligence Headquarters Building, Langley, Virginia.

In accordance with this, we are enclosing the following:

- (1) One copy of the rendered site and landscape plan in color.
- (2) One copy of the rendered floor plan in color.
- (3) One copy of the rendered perspective in color (under separate cover).
- (4) Two copies of the project data sheets.
- (5) Two copies of the vicinity map.
- (6) Three copies of the site and building plans (under separate cover).
- (7) Two copies of the description of the environmental impact and the determination.

The Central Intelligence Agency as "lead agency", has determined that the construction of the garage will have negligible adverse effects on the environment, as shown in Item 7 of the enclosures. This determination is acceptable to and supported by General Services Administration.

A preliminary master plan for the Langley site was submitted directly to the Commission by C. I. A. on October 11, 1972.

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It is requested that the matter be handled in a confidential session in accordance with the client agency's wishes. Should you require additional information, please contact Mr. George Hartman of our staff, on IDS Code 183-7954.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. L. Packard", written in a cursive style.

J. L. PACKARD
Acting Director, Design
and Construction Division

Enclosures

GENERAL SERVICES ADMINISTRATION

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Washington, D.C. 20405



DATE: 10-20-72

REPLY TO: Chief, Design Branch (PMCD)

SUBJECT: Letter of Transmittal

Real Estate & Construction Division
Central Intelligence Agency
Washington, D. C. 20505
Attention: Mr. [REDACTED]

PROJECT Langley, Va.

CIA HQ Garage

CONTRACT NO. GS-O3B-

16758/10534

STATINTL

We are sending you
✓ Mr. [REDACTED]
✓ Mr. [REDACTED]

☒ attached ☐ under separate cover:

COPIES DATE OR NO.

DESCRIPTION

1 10-20-72 GSA LETTER TO NCPC

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit _____ copies for Approval |
| <input checked="" type="checkbox"/> For Your Info. | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit _____ copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return _____ corrected copies |

Disapproved

REMARKS:

George J. Hartman

George J. Hartman

Project Coordinator Room 5328 343-7954

For Chief, Design Branch
Design and Construction Division

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